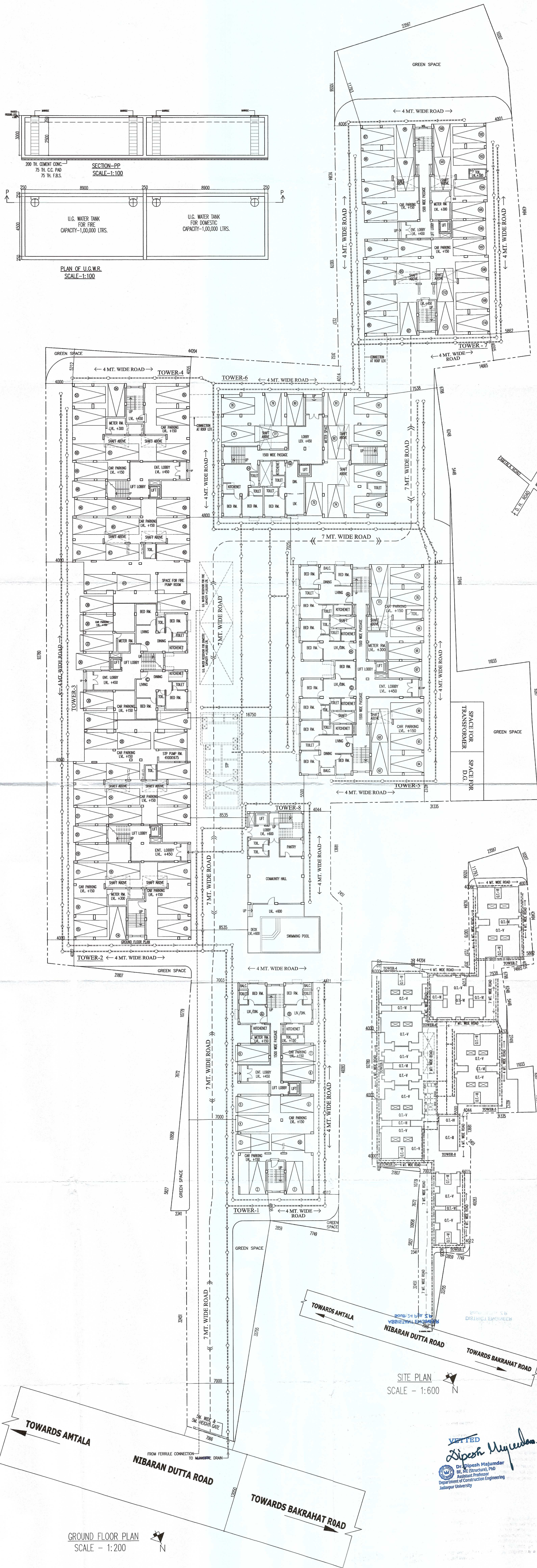




SPECIFICATION OF BUILDING

1. ALL DIMENSIONS ARE IN MM.
2. 1ST CLASS CEMENT BRICK WORK IN SUPER STRUCTURE.
3. 125X75 MM. THK. 1ST CLASS BRICK WORK 1:4 WITH H.B. WIRE NETTING.
4. LEAN CONG. 1:3:6 WITH 10 MM. DOWN GRADED STONCHIPS.
5. R.C.C. WORK FOR ROOF, SLAB, LINTEL, BEAM, COLUMN+(15).
6. CEMENT SAND PLASTER 10 MM. THK. ON OUTSIDE & INSIDE WALLS ON 12 MM. & 6 MM. THK. IN CEILING & R.C.C. CHAJJA.
7. 20 MM. THK. U.P.S. FLOORING WITH NEAT CEMENT AT TOP INCL. SKIRTING.
8. A BRICK FLAT SLAB IN FLOORING & FOUNDATION.
9. MILD STEEL T-BARS FOR COLUMNS, BEAMS, LINTELS & SLABS INCLUDING DISTRIBUTORS & ENDERS.
10. HIRE & LABOUR FOR SHOOTING OF R.C.C. WORKS INCLUDING STOUT PROP. TO BE PLACED AS PER DIRECTION.
11. SANITARY & PLUMBING, FITTING & FIXING COMPLETE AS PER DIRECTION.
12. ALL OUTSIDE WALLS 250 MM. THK. & INSIDE WALLS 125 MM. THK. AS STATED WITH H.B. WIRE NETTING IN EVERY 3RD LAYER.

SIGNATURE OF OWNER

I/WE CONFIRM THAT THE ERECTION OF BUILDING TO BE UNDERTAKEN SHALL BE STRICTLY IN ACCORDANCE WITH THE WEST BENGAL MUNICIPALITY BUILDING RULES 2007 & AMENDMENT 2016.

UMANATH NIRMAL LLP
Signature of Owner

CERTIFICATE OF ARCHITECT

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT L.R. DAG NO- 351 (P), 352, 353 (P), 354 (P), 355 (P), 356 (P), 357 (P), 358 (P), 359 (P), 360 (P) & 361 (P) UNDER L.R. KHATAN NO- 2213, MOUZA- MANMURPUR, J.L. NO-33, MOUKHALI GRAM PANCHAYAT, DISTRICT- SOUTH 24 PARAGANAS HAVE BEEN PREPARED BY ME & I CERTIFY THAT THE PLANS AND DRAWINGS COMPLYING WITH ALL THE PROVISIONS REGARDING THE FIRE PROTECTION AS PER THE WEST BENGAL MUNICIPALITY BUILDING RULES 2007 & AMENDMENT 2016. I SHALL BE HELD RESPONSIBLE IF ANY INCORRECT INFORMATION IS FURNISHED BY ME OR ANY VIOLATION OF PROVISIONS OF THESE RULES OR THE PREVAILING NATIONAL BUILDING CODE IS FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS, SIGNED BY ME AND SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION.

Rajkumar Agarwal
Architect
Member of Council of
Architecture CA / 94 / 17940
SIGN. OF ARCHITECT
RAJ KUMAR AGARWAL
COUNCIL REGISTRATION NO. CA/94/17940
ADDRESS:
RAJ AGARWAL & ASSOCIATES
88, ROYD STREET (2ND FLOOR), KOLKATA-16.

IT IS HEREBY CERTIFIED THAT THE STRUCTURAL DRAWINGS ARE PREPARED FOR EARTHQUAKE RESISTANCE IN ACCORDANCE WITH THE WEST BENGAL MUNICIPALITY BUILDING RULES 2007 & AMENDMENT 2016.

SIGN. OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

CERTIFIED THAT, THE STRUCTURAL DRAWING & DESIGN OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING / BUILDINGS HAS BEEN MADE, CONSIDERING THE SOIL TEST REPORT, AS PER THE RULES AND REGULATIONS MADE UNDER THE ACT AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOAD AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER THE BUREAU OF INDIAN STANDARD AND NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

Soumen Adak
S.E. (CE-Structural)
Chartered Engineer
A.M.-1444940
SIGN. OF STRUCTURAL ENGINEER

SIGNATURE OF STRUCTURAL REVIEWER

TITLE

GROUND FLOOR PLAN, SITE PLAN,
LOCATION PLAN, DETAIL OF UNDER
GROUND WATER RESERVOIR.

PROJECT

PROPOSED G+H (14.95 M. HT.) & G+H (12.60 M. HT.)
STORED RESIDENTIAL BUILDING AT L.R. DAG NO- 351
(P), 352, 353 (P), 354 (P), 355 (P), 356 (P), 357 (P),
358 (P), 359 (P) & 360 (P) UNDER L.R. KHATAN NO-
2213, MOUZA- MANMURPUR, J.L. NO-33, MOUKHALI GRAM
PANCHAYAT, DISTRICT- SOUTH 24 PARAGANAS.

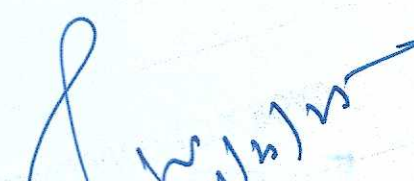
DATE 13.02.2025 JOB NO. ARCH/853/2024 DEALT CHECKED SHEET NO. 01 OF 08
SCALE 1:200/100, 600/4000, ARCHITECT
RAJ AGARWAL & ASSOCIATES
88, ROYD STREET, KOLKATA-16

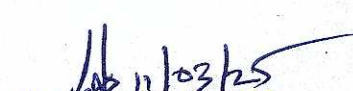
AREA STATEMENT	
LAND AREA (AS PER DEED-211.60 DEC.)	= 8563.08 SQM.
LAND AREA (AS PER PHYSICAL MEASUREMENT)	= 8033.74 SQM.
AVAILABLE ROAD WIDTH	= ABOVE 12.0 MT.
PERMISSIBLE F.A.R.	= 2.25
PERMISSIBLE BUILT UP AREA (8033.74*2.25)	= 18075.915 SQM.
PERMISSIBLE GROUND COVERAGE (45%)	= 3615.18 SQM.
PROPOSED GROUND COVERAGE (42.21%)	= 3394.66 SQM.
(136.93+542.42*2+238.80+550.79*2+457.88+135.09+39.32)	= 3231.42 SQM.
PROPOSED GROUND FLOOR AREA	(332.32+505.53*2+225.32+541.51*2+440.01+135.09)
PROPOSED 1ST FLOOR AREA	(333.66+537.09*2+235.36+545.38*2+455.10+128.77)
PROPOSED 2ND FLOOR AREA	(333.66+537.09*2+235.36+545.38*2+455.10+128.77)
PROPOSED 3RD, 4TH & 5TH FLOOR AREA	(333.66+537.09*2+235.36+545.38*2+455.10)
ADDITIONAL WARDROBE AREA	(11.21+47.80*2+8.64+52.64*2+29.4)
PROPOSED TOTAL BUILT UP AREA	(3231.42+3317.83+3310.32+3189.06*2 FLS.+250)
EXEMPTION	
STAIR AREA (11.20*135 FLS.)	= 731.25 SQM.
STAIR AREA (AMENITIES) (17.25*3 FLS.)	= 51.75 SQM.
LIFT LOBBY AREA (3.0*7 BLK.*5 FLS.)	= 105.0 SQM.
LIFT LOBBY AREA (AMENITIES) (3.0*3 FLS.)	= 9.0 SQM.
WARDROBE AREA	= 250.0 SQM.
PARKING AREA AT GROUND FLOOR	(190.03+411.58+55.32+408.46+185.68+248.44+454.51)
PROPOSED TOTAL BUILT UP AREA FOR FAR	16487.69 (731.25+51.75+105.0+9.0+250+1955.02)
PROPOSED FAR (13385.67/8033.74)	= 1.6661
CAR PARKING CALCULATION	
TOTAL RESIDENTIAL AREA	= 11514.06 SQM.
NO. OF PARKING REQD. (@ 110 SQM.)	= 105 NOS.
ASSEMBLY	
ASSEMBLY AREA AT GROUND FLOOR	= 135.09 SQM.
ASSEMBLY AREA AT 1ST FLOOR	= 128.77 SQM.
ASSEMBLY AREA AT 2ND FLOOR	= 121.26 SQM.
TOTAL ASSEMBLY AREA	= 385.12 SQM.
NO. OF PARKING REQD. (@ 75 SQM.)	= 5 NOS.
TOTAL NO. OF PARKING REQD. (105+5)	= 110 NOS.
NO. OF PARKING PROPOSED	= 112 NOS.
DETAILS OF FLAT	
1 BHK	= 34 NOS.
1.5 BHK	= 17 NOS.
2 BHK	= 92 NOS.
3 BHK	= 75 NOS.
TOTAL NO. OF FLAT=218 NOS.	

- 100
- A plan and recommended to sanction the building plan No. 11/24/25, up to 4.5m height, 1.5m width. Subject to the condition
 - Before starting any construction the site must conform with the plans sanctioned and all the condition as proposed in the plan should be fulfilled.
 - All building materials necessary for construction should conform to standard specified in the N.B.C. of India
 - Necessary steps should be taken for safety of lives of the adjoining public and private property during construction.
 - Construction site should be maintained to prevent mosquito breeding.
 - Design of all Structural members including that of the foundation should conform to standard specified in the N.B.C. of India
 - The sanction is valid for 3 years from date of sanctioning
 - Information required by the applicant to this end are:-
 - Completion of structural work up to plinth.
 - Completion of work.
 - No rain water pipe should be fixed or discharged on Road or Footpath.
 - The construction should be carried out as per specification of I.S. Code and sanctioned plan under the supervision of qualified empanelled engineers.
 - Construction of garbage vat, soak pit & waste water should be done by the owners.
 - Any deviation of the sanctioned plan shall mean demolition

The non-sanctioned land areas shall not be used for any permanent or temporary constructions / erections / designated open car parking spaces or any other structures. Violation of the same will automatically revoke the sanction / completion certificate.

1. There should not be any court case or any complains from any corner in respect of the said property as per plan.
2. "South 24 Parganas Zilla Parishad" will not be liable if any dispute arises at the site.


ASSISTANT ENGINEER
South 24 Pgs. Z.P.


DISTRICT ENGINEER
South 24 Pgs. Z.P.